

2111 Great Western Road

KNIGHTSWOOD, GLASGOW, G13 2XX



Excellent three-bed mid-terrace, beautifully set in the highly sought-after location of Knightswood, walk-in condition



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to bring to the market this excellent three-bed mid-terrace, set in a popular family-friendly street that's known for its neighbourly spirit. Some of the traditional values that make a street a real community are very much alive here, everybody actually knows each other and the atmosphere is relaxed and friendly.

This delightful and charming property makes a perfect place to come home to and it's presented in walk-in condition.

THE LOUNGE



The lovely upgraded accommodation comprises of a bright and spacious lounge, which given its shape would suit a range of furniture configurations. The design of the space affords room for a small dining table if required.

THE KITCHEN



The galley kitchen makes a fantastic hub around mealtimes, finished in a range of units, with a cooker, freestanding fridge freezer and washing machine. There's extra space to place items out of sight within the handy kitchen cupboard space. It's evident this is a well-equipped space for any chef to serve up a marvellous meal.

The beautifully tiled family bathroom is a touch of luxury, bright and fresh with a stylish vertical radiator, finished in a white suite with an electric shower over the bath.

There are three good-sized bedrooms in this lovely home, all with ample space for free-standing furniture. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place. The attic room provides great extra space for many storage uses.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3/DINING ROOM



THE ATTIC ROOM



The home is kept warm, comfortable and secure via gas central heating and double glazing. The garden areas are well-kept, with the south-west facing rear garden space being both secure and child-friendly. On sunnier days the cool and contemporary sun patio decked area offers a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. There's also a large shed for storage.

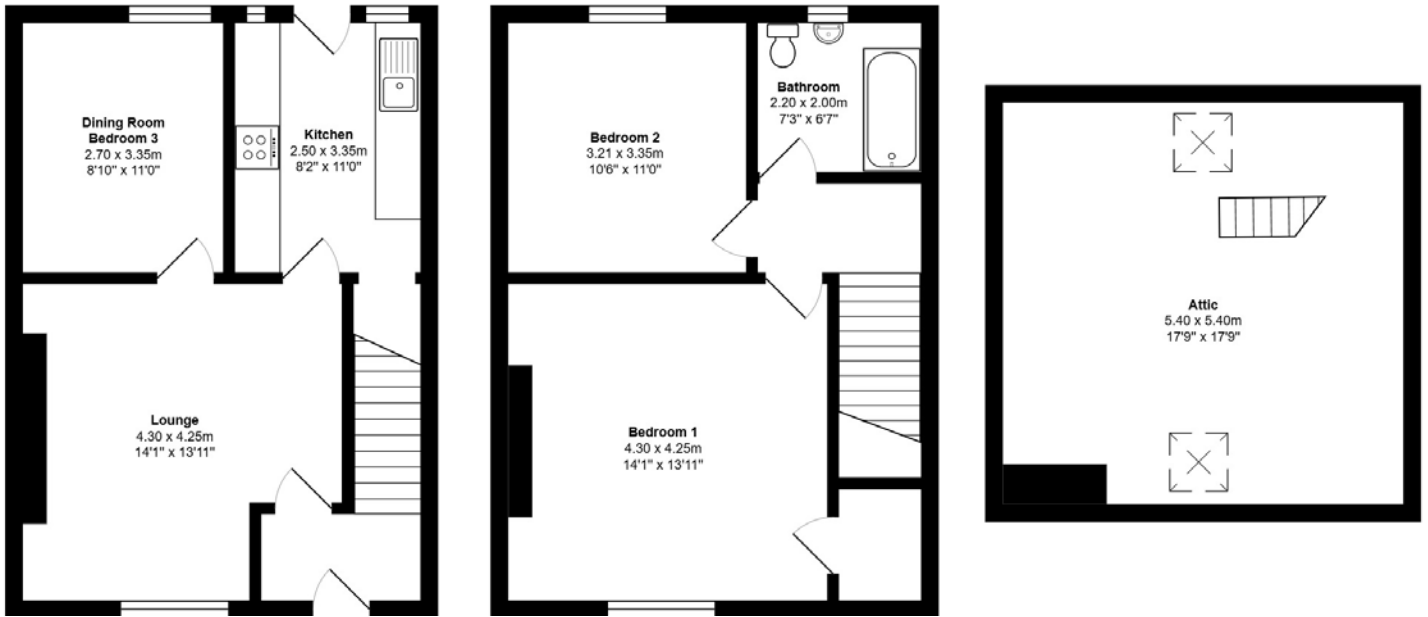
Parking is on-street to the front aspect. This great home would make an ideal buy for so many people and even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised for anyone seeking a walk-in condition property with loads of charm and appeal, set in a great location.

EXTERNALS

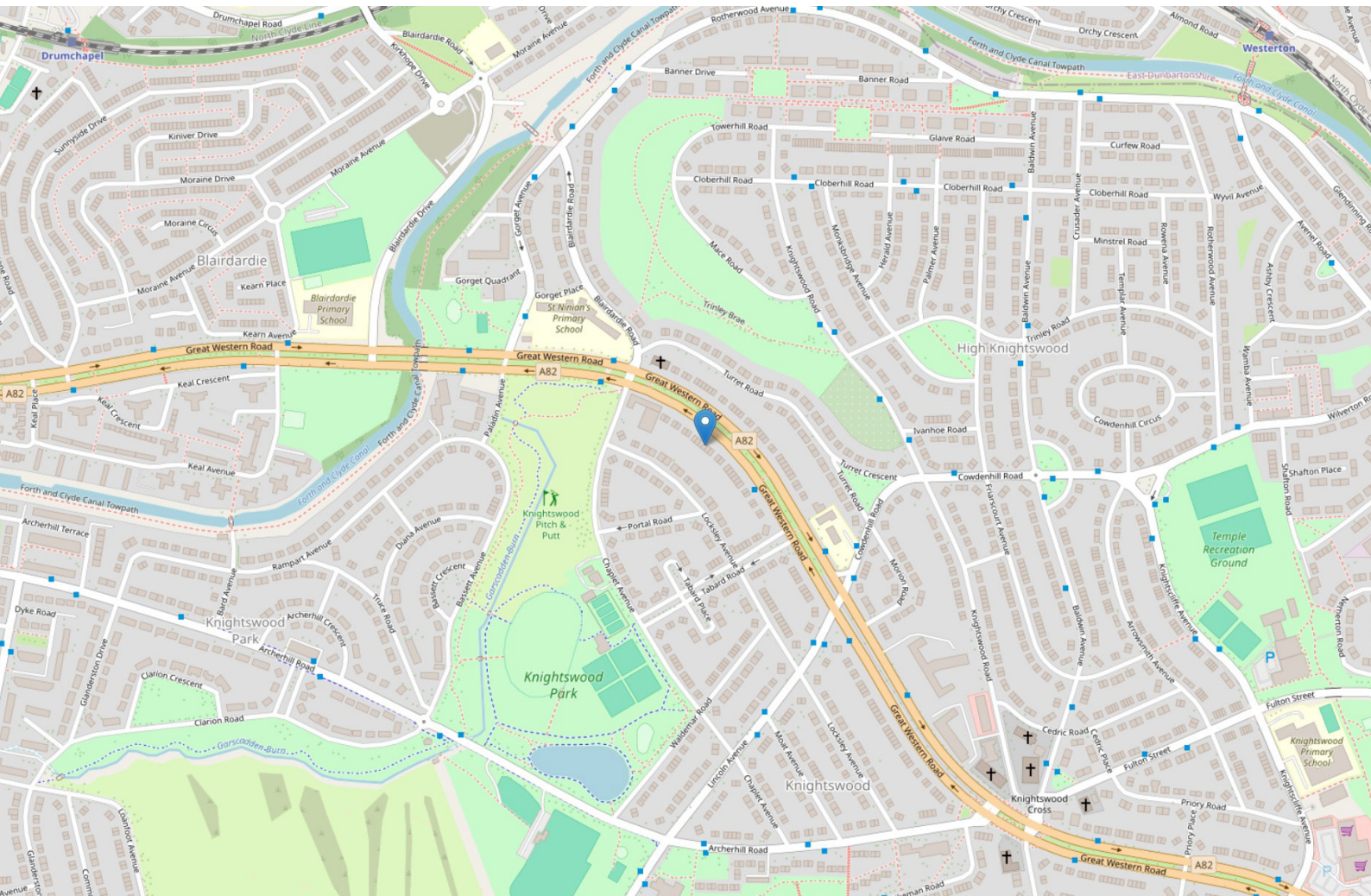


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C



THE LOCATION

Situated within the hugely popular and sought-after location of "Knightswood", this property would be a super acquisition for anyone given its superb accommodation and excellent neighbourhood community spirit.

Located, only a short stroll away from local amenities and schooling catchments. Knightswood Primary School, Westerton Primary School and Rowena Nursery, which is linked with the Gaelic School and receives additional funding as a Gaelic language base, are all within a short walk. Knightswood and St Thomas Aquinas Secondary schools are also easily reached.

Motorway links along with bus and rail links are only five minutes away. For more relaxing times, there are plenty of parks and the famous Forth and Clyde Canal makes a great cycle path for the family. Part Exchange available.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.